113.0	0004	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	618,200 /	618,200
					USE VALUE:	618,200 /	618,200
					ASSESSED:	618,200 /	618,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
553		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH JAMES M & LILLY		
Owner 2:			
Owner 3:			
Street 1:	553 SUMMER ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	BOZIAN ABRAHAM -
Owner 2:	LIFE ESTATE -
Street 1:	553 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,355 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4355.000	271,300		346,900	618,200
Total Card	0.100	271,300		346,900	618,200
Total Parcel	0.100	271,300		346,900	618,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.01 | /Parcel: 477.0

Legal Description

User Acct 72307

GIS Ref

GIS Ref

Insp Date 10/12/18

Entered Lot Size

Total Land:

Land Unit Type:

!8785!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,500	0	4,355.	346,900	618,400	618,400	Year End Roll	12/18/2019
2019	101	FV	219,700	0	4,355.	342,000	561,700	561,700	Year End Roll	1/3/2019
2018	101	FV	225,500	0	4,355.	262,700	488,200	488,200	Year End Roll	12/20/2017
2017	101	FV	225,500	0	4,355.	247,800	473,300	473,300	Year End Roll	1/3/2017
2016	101	FV	208,100	0	4,355.	228,000	436,100	436,100	Year End	1/4/2016
2015	101	FV	196,800	0	4,355.	213,100	409,900	409,900	Year End Roll	12/11/2014
2014	101	FV	196,800	0	4,355.	196,300	393,100	393,100	Year End Roll	12/16/2013
2013	101	FV	196,800	0	4,355.	196,300	393,100	393,100		12/13/2012

PRINT

Date	Time
12/10/20	23:19:48

LAST REV

Date	Time
10/16/18	09:07:21

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8785

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOZIAN ABRAHAM,	65442-88		5/28/2015		541,000	No	No		
BOZIAN ABRAHAM	26977-68		1/9/1997	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2018	1190	Solar Pa	22,715	C				
11/8/2017	1491	Wood Dec	25,000	C				
4/23/2014	374	Manual	900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
6/16/2014	External Ins	PC	PHIL C
3/20/2009	Meas/Inspect	372	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/9/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4355		Sq. Ft.	Site		0	70.	1.14	6			Med. Tr	-10					346,910						346,900	

Total AC/HA: 0.09998 | Total SF/SM: 4355 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 346,910 | Spl Credit | Total: 346,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	163.738
Other Features:	83014
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333289
Depreciation:	61992
Depreciated Total:	271297

COMMENTS

PDAS / BMT GAR NON FUNC DUE TO GRADE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

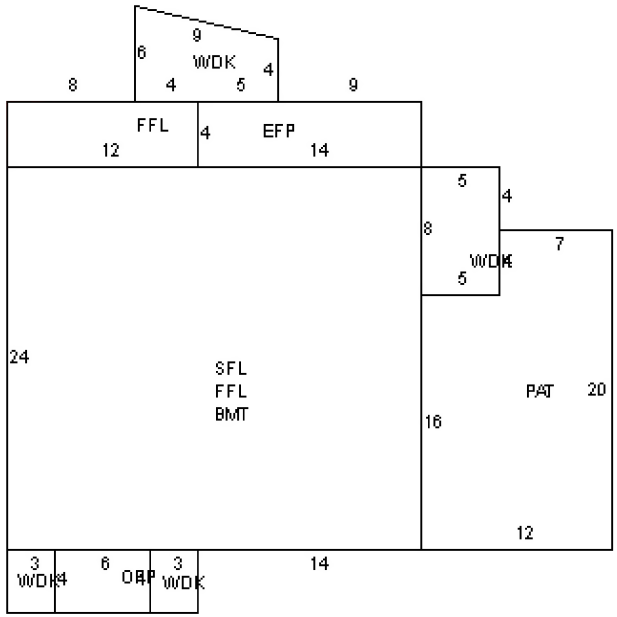
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.74
Special Features:	0	Val/Su Net:	116.49
Final Total:	271300	Val/Su SzAd	209.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	163.740	110,032
BMT	Basement	624	49.120	30,652
SFL	Second Floor	624	163.740	102,172
PAT	Patio	220	3.840	844
WDK	Deck	109	14.720	1,605
EFP	Enclos Porch	56	70.440	3,945
OFP	Open Porch	24	42.690	1,025
	Net Sketched Area:	2,329	Total:	250,275
Size Ad	1296	Gross Are	2329	FinArea 1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	